

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		LOMBARD TERR, ARLINGTON

OWNERSHIP

Owner 1:	CANDILORE MARGARET & PAUL				
Owner 2:					
Owner 3:					
Street 1:	58 LOMBARD TERRACE #1				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02476			Type:	

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Stucco Exterior and 945 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

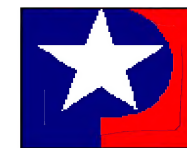
Total Card /

Total Parcel

413,400

413,400

413,400



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	194045
	Prior Id # 2:	
	Prior Id # 3:	
2	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
2	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

By	Name
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[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	413,400			413,400
Total Card	0.000	413,400			413,400
Total Parcel	0.000	413,400			413,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		437.46	/Parcel: 437.46

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	413,400	0	.		413,400		Year end	12/23/2021
2021	102	FV	401,500	0	.		401,500		Year End Roll	12/10/2020
2020	102	FV	395,600	0	.		395,600	395,600	Year End Roll	12/18/2019
2019	102	FV	426,800	0	.		426,800	426,800	Year End Roll	1/3/2019
2018	102	FV	377,500	0	.		377,500	377,500	Year End Roll	12/20/2017
2017	102	FV	344,100	0	.		344,100	344,100	Year End Roll	1/3/2017
2016	102	FV	344,100	0	.		344,100	344,100	Year End	1/4/2016
2015	102	FV	317,900	0	.		317,900	317,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

Type:	99 - Condo Conv	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	6 - Stucco	
Sec Wall:	1 - Wood Shingl	5%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1915	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s: 5				BR:s: 2			Baths: 1		HB		

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	81 - 7039

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.4%
Functional:		
Economic:		
Special:		
Override:		
	Total:	26.4%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj \$ / SQ:	411.668
Other Features:	55000
Grade Factor:	1.10
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561693
Depreciation:	148287
Depreciated Total:	413406

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$	SQ:		AvRate:	
			Ind.Val	
Juris. Factor:			Before Depr:	520.76
Special Features:	0		Val/Su Net:	437.46
Final Total:	413400		Val/Su SzAd	437.46

MOBILE HOME

Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 011.0-0004-0018.A

[illegible]

More: N Total Yard Items: Total Special Features: Total:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	945	411.670	389,020
Net Sketched Area:		945	Total:	389,020
Size Ad	945 Gross Area	945	FinArea	945

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
26						
26						
45						

IMAGE



AssessPro Patriot Properties, Inc